



Albany, New York.

Current market data.

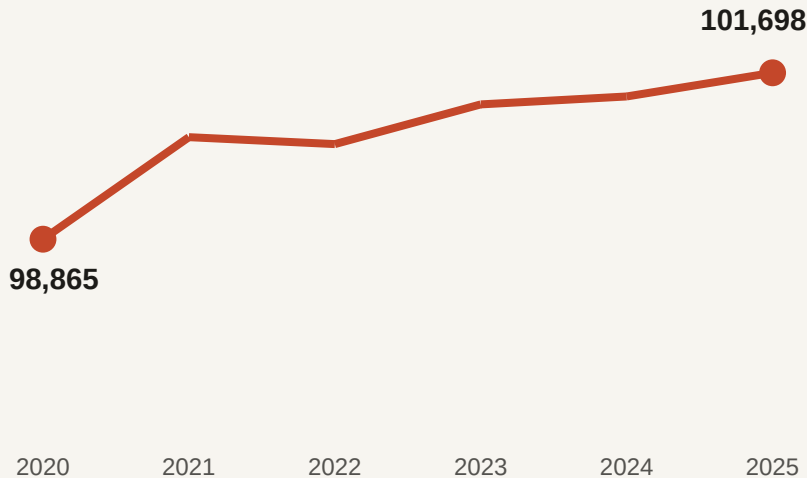
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.9% since 2020.

101,698

people, the 6th-largest of New York's cities and towns.

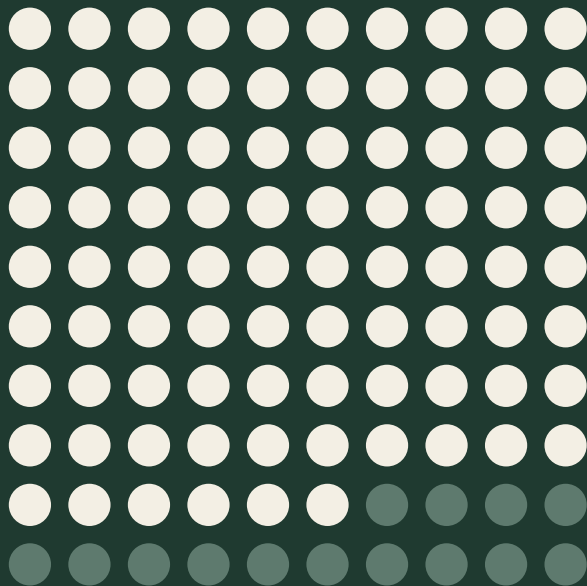


THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

86.2%

of 131,841 jobs located in Albany are filled by in-commuters.



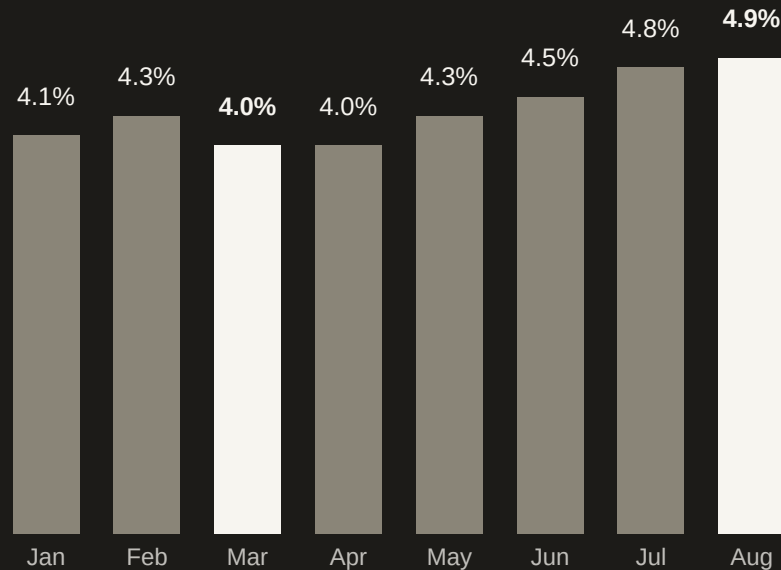
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.0%.

4.9%

in August 2026, the latest month released. A year earlier it was 4.6%.

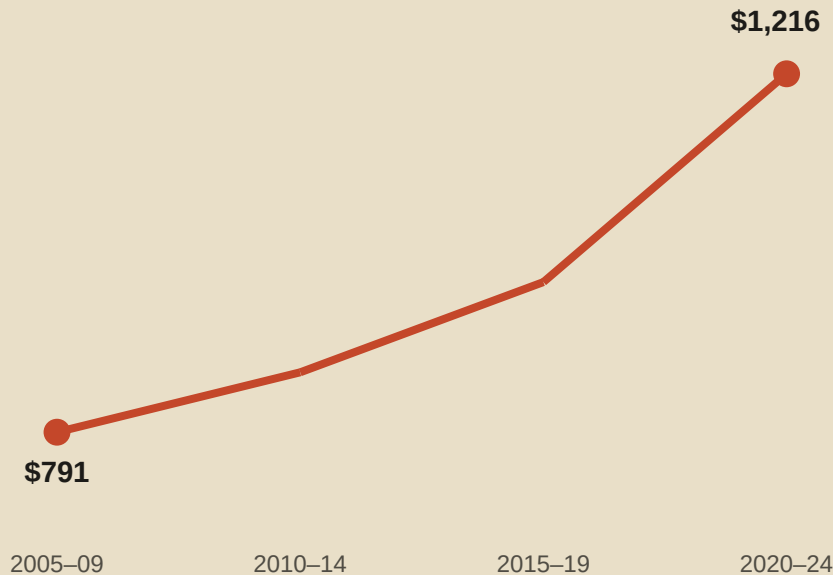


RENT

Median rent is up 54%
since the 2005–2009
survey, before inflation.

\$1,216

a month. New York's median is \$1,621.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,265 gap between neighbors, the sharpest rent edge between adjacent tracts in Albany County.

TRACT 135.03

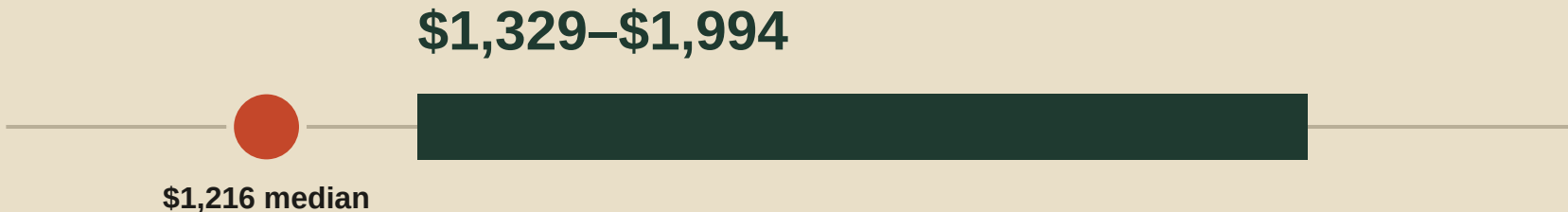
\$967

TRACT 135.11

\$2,232

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,882

homes permitted in ten years,
2016–2025

96%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–3% to the 50,408 homes here.

261–1,318

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 45%
less than New York's.

\$234,700

median home value in Albany.

Albany



\$234,700

New York



\$423,800

U.S.



\$332,700

THAT WAS ALBANY'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ny/albany/

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